Davidson County DEEDWARRSP
Recvd: 07/13/12 10:16 4 pgs
Fees:23.00 Taxes:251.97
20120713-0061679

SPECIAL WARRANTY DEED

STATE OF FL
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,099.00

Contract Management Coordinator

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 2012

Marlene Saunders

Notary Public

MY COMMISSION EXPIRES .

AFFIX SEAL

Notary Public State of Florida
Diego Gonzalez
My Commission EE128214
Expires 09/07/2015

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Campbell and Sophia Campbell	**Robert Campbell and Sophia Campbell**	
(NAME) 57 Rolling Meadows Drive	(NAME) 57 Rolling Meadows Drive	033.04-0A-057.00-C0
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR , **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Robert Campbell and Sophia Campbell, Husband and Wife, Joint Tenants with Rights of Survivorship** _____, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO 57 ON THE PLAN OF ROLLING MEADOWS, PHASE I, SECTION III, OF RECORD IN PLAT BOOK 6250, PAGE 965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F by Substitute Trustee's Deed recorded April 26, 2011 and recorded at Instrument Number 20110426-0031705, for the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 57 Rolling Meadows Drive Goodlettsville 37072

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Robert Campbell and Sophia Campbell, Husband and Wife, Joint Tenants with Rights of Survivorship**_____, and his/her/their assigns, forever.

Said Grantor. **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F**, has executed this deed this 5/29/12

For the property commonly known as:
57 Rolling Meadows Drive
Goodlettsville, TN 37072

HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F

BY: _____

Marlene Saunders Contract Management Coordinator
OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Marlene Saunders, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F**, the within named bargainor, and that he/she as such Contract Management Coordinator being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20120713-0061678 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 5/29/2012

_____
Notary Public

My Commission expires: _____

Notary Public State of Florida
Diego Gonzalez
My Commission EE128214
Expires 09/07/2015

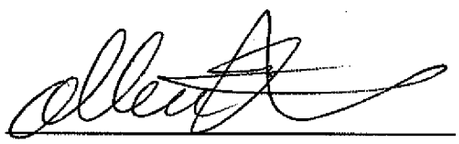
RETURN TO:

_____

_____

57 Rolling Meadows Drive
Goodlettsville, TN 37072

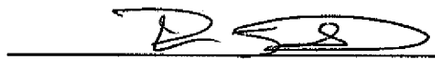
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



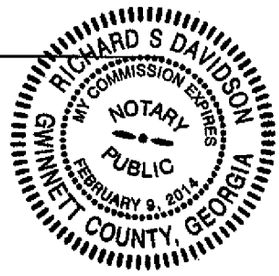
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.